



October 6, 2003

Kenny Au-Yeung  
323 Crescent Court  
Brisbane, CA 94005

Subject: Kitchen and Bath Design Administrative Office located at 1698 South Wolfe Road; File 2002-0297.

This correspondence is provided in response to complaints received by the Community Development Department regarding your Kitchen and Bath Consulting business located at 1698 S. Wolfe Road.

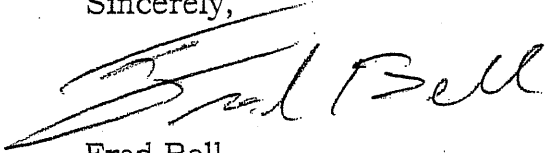
In previous correspondence, and as discussed with you on several occasions, the incorporation of a "show room" constitutes a retail commercial business which is not permitted at your business location. The office building at 1698 S. Wolfe Road has been approved for general office and medical office uses only. At a public hearing with the Planning Commission, retail uses were specifically not allowed due to parking, traffic and related issues that might impact adjacent residential uses. The presence of a show room and related displays establish the proposed business as a retail use. As previously noted, retail uses were not allowed by action of the Planning Commission, therefore, only office related functions for your Kitchen and Bath Consulting business would be allowed at the subject location.

Although past actions by the City do not currently permit retail commercial uses at your business site, you may file an application for reconsideration of retail uses if you choose. Should you wish to discuss this option further, please contact me at (408) 730-7443.

The Business License granted to you on July 3, 2003 specifically identifies your Kitchen and Bath business as "Administrative Office". Only office related functions are allowed; any and all display of kitchen or bath fixtures, or features shall be removed from the premises. Please have the showroom function completely removed by Friday October 24, 2003. Failure to comply by the date noted will lead to further administrative action by the City including an Administrative Citation for each day you are in violation.

Should you have further questions on this matter, please feel free to call me at (408) 730-7443.

Sincerely,

A handwritten signature in cursive script, appearing to read "Fred Bell".

Fred Bell  
Principal Planner

cc Planning Officer  
Office of the City Attorney  
Neighborhood Preservation  
Rita Lee (owner)